141.0	0005	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	739,000 / 739,000
					USE VALUE:	739,000 / 739,000
					ASSESSED:	739,000 / 739,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
266		GRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEAVEY KATHLEEN M
Owner 2:	WRZENSKI WARD C
Owner 3:	
Street 1:	266 GRAY STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LEAVEY KATHLEEN M -
Owner 2:	-
Street 1:	266 GRAY STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1924, having primarily Copm. Clap Exterior and 1091 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	259,000		480,000	739,000
Total Card	0.138	259,000		480,000	739,000
Total Parcel	0.138	259,000		480,000	739,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 677.36 | /Parcel: 677.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 90895
GIS Ref:
GIS Ref:
Insp Date: 01/14/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 141.0-0005-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	259,100	0	6,000.	480,000	739,100	739,100	Year End Roll	12/18/2019
2019	101	FV	214,000	0	6,000.	450,000	664,000	664,000	Year End Roll	1/3/2019
2018	101	FV	214,000	0	6,000.	372,000	586,000	586,000	Year End Roll	12/20/2017
2017	101	FV	214,000	0	6,000.	342,000	556,000	556,000	Year End Roll	1/3/2017
2016	101	FV	214,000	0	6,000.	312,000	526,000	526,000	Year End	1/4/2016
2015	101	FV	201,900	0	6,000.	306,000	507,900	507,900	Year End Roll	12/11/2014
2014	101	FV	201,900	0	6,000.	284,400	486,300	486,300	Year End Roll	12/16/2013
2013	101	FV	201,900	0	6,000.	270,600	472,500	472,500		12/13/2012

!10917!

PRINT

Date	Time
12/11/20	01:09:13

LAST REV

Date	Time
01/25/18	18:41:43

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10917

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEAVEY KATHLEEN	44836-572		3/21/2005	Family	10	No	No		
TSE JOHN	40814-281		9/9/2003		373,125	No	No		
MITCHESON JANE	40231-499		7/31/2003		345,000	No	No		
BEAL ALICE	25577-471		8/17/1995		135,000	No	No		Y

USER DEFINED

Prior Id # 1:	90895
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/22/2005	277	Manual	3,000					repair stonewall a
1/3/2005	3	Porch	5,000			G6	GR FY06	encl &inslate frt
6/22/2004	565	Manual	2,500					fix granite steps/
12/29/2003	1076	New Wind	4,200			G6	GR FY06	21 repl wndws, att
7/10/2003	559	Redo Kit	15,000			G6	GR FY06	vinyl siding, kit
3/19/2002	161	Re-Roof	9,650	C				NEW ROOF-SILL-PORC

ACTIVITY INFORMATION

Date	Result	By	Name
1/14/2009	Meas/Inspect	372	PATRIOT
3/30/2005	Permit Visit	BR	B Rossignol
11/10/1999	Meas/Inspect	243	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	80.	1.00	9									480,000						480,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 480,000 | Spl Credit | Total: 480,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	20 - Copm. Clap		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.97010303
Adj $ / SQ:	170.253
Other Features:	66750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	351922
Depreciation:	92907
Depreciated Total:	259015

COMMENTS

VERY OLD FURNACE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2003
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

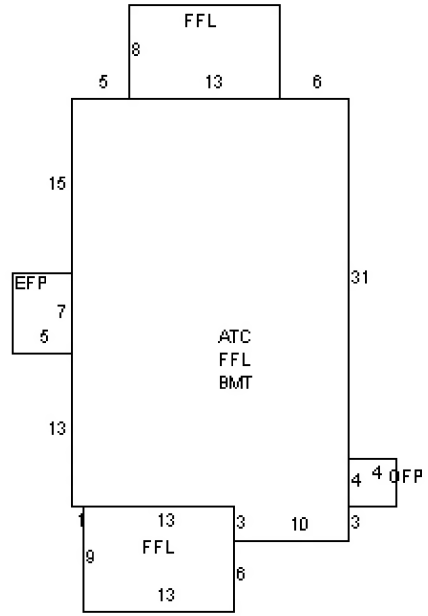
No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	170.25
Special Features:	0	Val/Su Net:	111.78
Final Total:	259000	Val/Su SzAd	185.60

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,091	170.250	185,746
BMT	Basement	870	51.080	44,436
ATC	Attic	305	170.250	51,842
EFP	Enclos Porch	35	70.430	2,465
OFP	Open Porch	16	42.680	683
	Net Sketched Area:	2,317	Total:	285,172
Size Ad	1395.5	Gross Are	2882	FinArea 1091

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

141.0-0005-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: